



## *Agenda Briefing*

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**Date of Meeting:** January 7, 2020

**Responsible Department:** Community Development

**Presenter:** Sean Landis, Deputy City Manager

**Briefing Prepared By:** Sean Landis

**Strategic Focus Area:** Economic Growth

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**General Information / Subject:**

Request for an amendment to the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.14 "Light Industrial District." By amending that district's height regulation of eighty (80') to allow for structures of up to one hundred twenty (120') in height.

**Executive Summary / Background:**

Mr. Anthony Cerone, is the owner of tracts 46 and 47 of the Ritson Morris Survey. These tracts comprise 34 acres located along Old State Highway 146. Mr. Cerone desires to establish the first in a series of automated warehouses on the property. The robotic technology that will be employed can unpack freight from a trailer or container, distribute it within racks constructed in the building, and, later, fill orders remotely by selecting the requested materials, packaging them, and loading them into a vehicle. The system is designed to utilize a minimal staff and have the ability to function around the clock.

The robotic system planned for the development can be optimized with the use of tall racks that store goods. According to the product literature, these racks will optimally be 100 feet or taller. The height replaces the need for larger, conventional warehouse space whose height is limited to the serviceable area that can be reached by a forklift. The applicant has stated that he has the ability to erect three or more additional automated facilities (approximately 900,000 square feet altogether) on the 34 acres and any one of the structures would surpass a conventional warehouse that utilized the entire site.

Currently the maximum height that any structure can be built to in the light industrial district is 80 feet.

The proposed language would amend subsection 3.14.05, Height, to read as follows:

3.14.05. Height: No building or structure may exceed [80] 120 feet in height. The height limitations specified in this subsection do not apply to church steeples, spires, belfries, cupolas, or other normal appurtenances usually required to be placed above the roof level and not intended for human occupancy.

**Funding / Fiscal Information:**

Account Number: N/A

Amount Budgeted: N/A

Amount Requested / Required: N/A

Funding Source (if not budgeted):

N/A

**Supporting Materials Attached:****Prior Action / Review by Council, Boards, Commissions:**

The Planning and Zoning Commission at their regular scheduled meeting held on November 21, 2019 voted to deny the request.

Aye:

Nay: Aguilar, Giangrosso, Renola, Soich.

Absent: Caradec, Reynolds, Picha.

**Staff Recommendation:**

**REVIEWED AND APPROVED BY:  
(as appropriate)**

DocuSigned by:  
*Sean Landis*  
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Preparer or Department Director

Date

Department Director or HR Review  
(if needed)

Date

IT Director, if needed

Date

Finance Director, if needed

Date

DocuSigned by:  
*Sean Landis*  
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Deputy City Manager, if needed

Date

DocuSigned by:  
*Gayle Cook*  
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City Manager

Date

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.